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## THE TELANGANA GAZETTE

**PART- I EXTRAORDINARY  
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### NOTIFICATIONS BY GOVERNMENT

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#### MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

*(Plg.I (1))*

DRAFT VARIATION TO THE HMDA FOR ORR GROWTH CORRIDOR DELETION OF PROPOSED 30 MTRS WIDE MASTER PLAN ROAD IN MUTHANGI VILLAGE, PATANCHERUVU MANDAL, MEDAK DISTRICT.

*[Memo No. 10246/Plg.I(1)/2015-3, Municipal Administration and Urban Development (Plg.I (1)),  
16<sup>th</sup> October, 2017.]*

The following draft variation to the land use envisaged in the Notified Master Plan of MDP-2031 vide G.O.Ms.No. 33, MA, dt: 24.01.2013, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

#### DRAFT VARIATION

The proposed 30 mtrs. wide road in the notified Master Plan of MDP -2031 approved vide G.O.Ms.No. 33, MA, dt: 24-01-2013, passing through the Sy. Nos. 205/P, 201/P, 200/P, 199/P, 197/P, 196/P, 198/P of Muthangi Village, Patancheruvu Mandal, Medak District (Now Sanga Reddy Dist) is now proposed to be deleted.

The deleted notified stretch is proposed to be re-aligned along the existing 15 mtrs. wide road, passing through the Sy. Nos. 202/P, 185/P, 224/P, 198/P, 197/P, 196/P of Muthangi Village, Patancheruvu Mandal, Medak District (Now Sanga Reddy Dist) and now proposed as 30 mtrs. wide **Subject to the following conditions:**

[ 1 ]

- (a) The applicant shall bear the cost for construction of Bridge on the existing Nala course, similar that of existing M1B at km 21 + 330 of ORR i.e., two vents.
- (b) The applicant shall pay the processing charges and publication charges to HMDA as per rules in force before the confirmation of final orders.
- (c) The applicant shall comply the conditions laid down in the G.O.Ms.No. 168, dt: 07-04-2012 & G.O.Ms.No. 33, dt: 24-01-2013.
- (d) The applicant has to fulfil any other conditions as may be imposed by the Competent Authority/ HMDA/Government.
- (e) The Developer / applicants shall pay development charges in the deleted road stretch i.e., in Sy. Nos. 205/P, 201/P, 200/P, 199/P, 197/P, 196/P, 198/P, of Muthangi Village, Patancheru Mandal.

#### **SCHEDULE OF BOUNDARIES**

**NORTH** : Sy.Nos.202/P, 185/P, 224/P (Nala), 198/P, 197/P, 192 of Muthangi (V).  
**SOUTH** : Sy.Nos.202/P, 185/P, 224/P, (Nala), 198/P, 197/P, 196/P of Muthangi (V).  
**EAST** : 196 of Muthangi (V).  
**WEST** : Outer Ring Road at Sy. No. 202.

#### **DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN NAGARAM (V), KEESSARA (M), MEDCHAL-MALKAJGIRI DISTRICT.**

**[Memo No. 5393/Plg.I(1)/2017-2, Municipal Administration and Urban Development (Plg.I (1)), 16<sup>th</sup> October, 2017.]**

The following draft variation to the land use envisaged in the Notified Revised Master Plan for Keesara Zone Segment approved vide G.O.Ms.No.288, MA & UD, dt: 03-04-2008, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

#### **DRAFT VARIATION**

The site in Sy. No. 1 situated at Nagaram (V), Keesara (M), Medchal-Malkajgiri District to an extent of 1011.72 Sq Mtrs, which is presently earmarked for Residential use zone in the Notified Revised Master Plan for Keesara Zone Segment approved vide G.O.Ms.No. 288, MA & UD, dt: 03-04-2008, is now proposed to be designated as Commercial Use Zone **Subject to the following conditions:**

- (a) The applicant shall pay the Development Charges to HMDA as per rules in force, before issue of final orders.
- (b) The applicant shall pay balance processing fee to HMDA before issue of final orders.
- (c) If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
- (d) The applicant/owner shall obtain prior permission from HMDA before undertaking any development in the site under reference.

- (e) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost
- (f) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- (g) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- (h) The change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- (i) The Owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- (j) The change of land use shall not be used as the proof of any title of the land.
- (k) The applicant shall comply the conditions mentioned in G.O.Ms.No. 168, MA & UD, dt: 07-04-2012 with respect to HT line passing through the site u/r.
- (l) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
- (m) The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- (n) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

#### **SCHEDULE OF BOUNDARIES**

**NORTH** : Existing Commercial building in part of Sy.No. 1 of Nagaram (V).

**SOUTH** : 30 mtrs. wide BT road (Main Road).

**EAST** : Residential building under construction is part of Sy. No. 1 Nagaram (V).

**WEST** : Existing Commercial building in Gramakantam of Nagaram (V).

**NAVIN MITTAL,**  
*Secretary to Government.*

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